

Land Acquisition Committee  
Minutes of Meeting  
June 30, 2015  
Lower Level Conference Room  
Town Hall – 10 Mudge Way, Bedford, MA

PRESENT: Don Cullis, Chair; Lori Eggert; Daniel Puffer; William Speciale; Richard Torti

ABSENT: Caroline Fedele; Tom Mulligan

At 7:30 pm a motion was made by Mr. Cullis and seconded by Mr. Torti to call the meeting to order. The motion passed 5-0-0. It was noted that the meeting was rescheduled from the cancelled meeting date of June 23<sup>rd</sup>.

The committee agreed that the current issues to address were as follows:

- Case-by-case look at specific areas with respect to historical, recreational and conservation values
- Making contact assignments
- Effort to catch properties for contact as they become available

Mr. Cullis recommended that the discussion for tonight's meeting should focus on the Harvard University properties, ownership of Carlisle Road properties, the 135/137 South Road potential easement parcels, and a general list review. The committee should also determine what to discuss with the Selectmen.

The committee first raised the question of when to enter into Executive Session, versus when to remain in Open Session. The former would probably not be necessary to discuss a lease, and the group proceeded to explore the pros and cons.

The Harvard University properties (Concord Field Station, Old Causeway Road) were generally thought not likely to come up for sale. Mr. Torti reported on a ride he had taken over there, and he asked for the location on the map of the locked gate at the entrance. He wondered if there might be an official groundskeeper, and asked if entry was completely prohibited. Mr. Cullis thought it might be related to the original use. Mr. Speciale reported that the CFS web site indicates an active program. Ms. Eggert asked if the proper contact was known, and Mr. Cullis stated that without a dialogue the committee would not know if there was a possible interest in town use or activities there. The committee agreed to check the web site and make contact. Mr. Puffer asked what parts the Town might be interested in, and for what purpose. There are open space values, but the current focus came out of the recreational field search. To qualify for this use, a long-term lease would be necessary; however, this would not necessarily be the limit of interest. It was agreed to contact Dr. Andrew Biewener, the CFS Director, and perhaps request a meeting. Mr. Cullis pointed out that on upland parcel E2, a field and parking might fit.

The properties offer both passive and active recreational values. In the case of the former, the existing private trail connects the Huckins Farm trails with town trails between Old

Causeway Road and Carlisle Road. There is also potential for a trail from the Peppergrass Brook Conservation Area to Old Causeway Road. This potential came up in a recent check of large areas of open space.

The open space perspective related to 27A Carlisle Road would be long-term, with more incentive to own the property. All agreed that such a project would be difficult.

Mr. Speciale volunteered to write a letter, as a “heads-up” to the owners. The group also wanted to obtain the tax information for all parcels, and Mr. Speciale will also do this.

A report followed on the South Road easement project. Ms. Bagdonas stated that the original agreement to grant the easement was tied to a wetlands permit for redevelopment of the property, which never took place. The committee felt that the 137 parcel could be pursued as an acquisition parcel, or wait and see if there will be future development action, letting the matter lie but keeping the easement potential on a list for the future. The proposed bikeway routes were described, and it was felt that there was no incentive for the Town to pursue it at this time. Mr. Cullis will send Mr. Smith a status letter.

Mr. Cullis will wrap up the proposed letter, and Ms. Bagdonas will provide the letterhead. He stated that he would continue to pursue an appointment with the Selectmen. The purpose of the meeting will be to go over the Selectmen’s charter for the committee, and to go over other issues, such as the ranking method and tools developed to assess space potential on the parcels.

Ms. Bagdonas will poll the committee via email regarding availability for a meeting on July 28 or August 11.

At 9:15 pm a motion was made by Mr. Cullis and seconded by Mr. Speciale to adjourn the meeting. The motion passed 5-0-0.

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Minutes prepared by Elizabeth Bagdonas.

Minutes approved at the meeting of August 11, 2015.